

FORM B - BUILDING

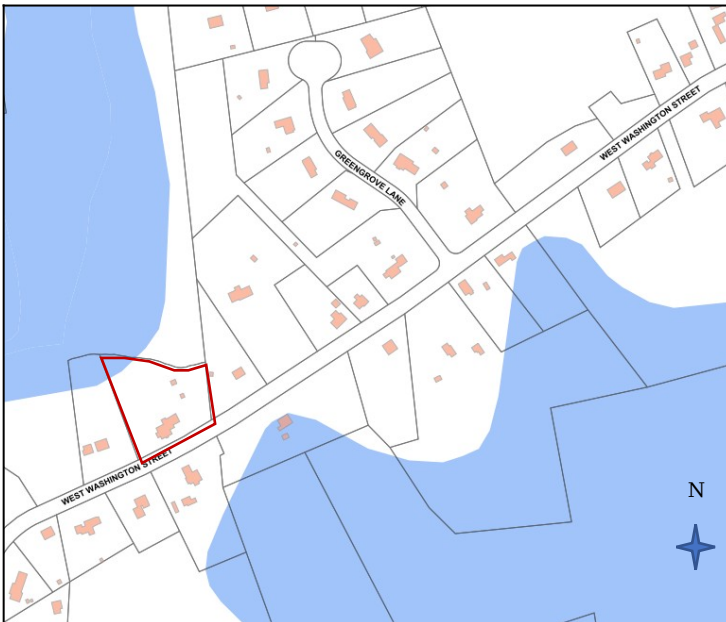
Date (*month / year*): June 2018

MASSACHUSETTS HISTORICAL
COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map



Recorded by: Lara Kritzer, JM Goldson
community preservation + planning

Organization: Hanson Historical Commission

Assessor's Number USGS Quad Area(s) Form
Number

93-0-3-0

Hanover

HNS.263

Town/City: Hanson

Place: (*neighborhood or village*):

Address: 256 West Washington Street

Historic Name: Nathaniel W. Cushing, Jr.
House

Uses: Present: Single-Family
Residential
Original: Single-Family Residential

Date of Construction: ca. 1836

Source: 1836 Newspaper clipping found in
wall, White's History, Plan No. 50

Style/Form: No Style/Altered Cape

Architect/Builder: Deacon George F. Stetson

Exterior Material:

Foundation: Stone

Wall/Trim: Wood Shingle, Stone/Wood

Roof: Asphalt Shingle

Outbuildings/Secondary Structures:

Stone retaining walls

Major Alterations (*with dates*): Extensive
additions including porch, shed dormer, entry
portico, window alterations, one-story addition to
west façade and two-story addition to east façade
connecting the house to the barn, and alterations
to the barn itself

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.65 Acres

Setting: Located on one of Hanson's main
thoroughfares in an area of predominantly single-
family homes ranging from early eighteenth
century farmhouses to late twentieth century
subdivisions on large lots which includes grass
lawns and numerous mature trees, bushes, and
other vegetation.

INVENTORY FORM B CONTINUATION SHEET

HANSON

256

West Washington Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

HNS.263

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This unusual two-and-a-half story structure appears to be a traditional Cape style house that has been built into the side of a sloping lot so that its stone basement level is completely above grade on its south façade. The land slopes up steeply to the north and west of the house, and long stone retaining walls extend from the southwest corner of the house to the western property line. The original house is rectangular in form under a large gable roof with a shed dormer centered on its south façade over a projecting entrance porch. A small one-story flat roofed addition is located on the west façade of the house, and a larger, one-and-half-story addition connects the northwest corner of the house to the large barn to the east. The building has been heavily altered over time. Some of these changes, including the additions connecting the house to the barn do not appear on the 1903 Richards Atlas view of the site and appear to date to the major renovations on the building which were completed in 1926. The main gable roof is asphalt shingled. It now has two rectangular corbeled brick chimneys, one at each end of the roof ridge, but according to local historian Allan Clemons, was original built with a large central chimney and the house has retained much of its find original paneling. Above the stone first floor, the buildings are wood shingle sided with decorative shingles used in several locations around the building. The double hung windows are six-over-six or one-over-one wood replacement windows, nearly all of which are surrounded by working wood shutters. The window frames are uniform in design with wood molding around the headers and sides and narrow projecting sills.

The original Cape style house faces south and sits close to, but a full story above, the street. The gable roof extends out slightly over the facades below, with wood trimmed eaves but no sign of any soffit details or cornice boards. At the center of the south roof slope, a tall shed style dormer extends from the roof ridge to the end of the façade. Two narrow double hung windows are located at the center of the façade with surrounding shutters. A skylight is located to the left of the dormer. Directly below the dormer, the roof extends out under a second shed roof that is the same width as the dormer. This projecting addition has flat wood boards surrounding the eaves at either side and has three wide bands of decorative shingles – two diamond and one with fish scale shingles – at the center of the façade. The first floor has an open porch surrounding the main entrance. Square wood lattice panels surround all three sides, with an arched opening centered on the south façade in front of the door that has key details at its top and upper edges. The door is a solid wood paneled door with a Queen Anne style wood storm door. A low stone stoop leads to a cobblestone path to the street which extends into a cobblestone walkway across the south property line. Two double hung windows are located on each side of the projecting center, with six-over-six windows on the second floor and one-over-one windows used in the fieldstone walls of the first floor.

The west façade is shorter than the south façade as it sits up on the stone retaining wall and lacks the lower stone level. The roof ends flush with the gable-end with a wide band of wood trim used around the pediment. Two double hung windows are located in the gable-end, with a third in the southwest corner of the façade, none of which have shutters. In the northwest corner, a one-story addition sits on a concrete foundation. The one room addition has a low wood railing around its flat roof that has square posts and balusters. The wide, flat, overhanging eaves of the roof extend out over the wood shingled facades below where an arched wooden trellis is located on the south façade and a small, six-pane awning window is located on the west facade. A set of stone steps leads through the retaining wall next to this addition into the yard to the north and west. The east gable-

Continuation sheet 3

INVENTORY FORM B CONTINUATION SHEET

HANSON

256

West Washington Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	HNS.263
--	---------

end is nearly identical to the west façade, but the windows all have shutters and the basement level continues around this façade with a single double hung window in its southeast corner. In place of the one-story addition, the east façade has an open shed roofed porch that extends across its northeast corner. The porch covers the front façade of the northeast addition, which has a large gable roof and a single shed roofed dormer at its center. The dormer is long and narrow, with a twenty-two pane fixed window in its south façade. The shed roof of the porch begins just below the dormer and extends east to just short of the barn. The roof has wide wood board eaves which match the rest of the house and is wood shingled on its eastern end. The roof is supported by square wood posts with narrow capitals and wider bases. A wide arched board runs along the top of the porch between the posts, while a low wood railing with square balusters surrounds the bottom. The porch has a tall, newer fieldstone base that places it at the same level as the Cape style house and a set of fieldstone stairs which lead from the upper left corner of the porch to the east where a pathway extends to the driveway. At least one door and two windows are visible within the porch, but their details were not clear from the public way.

The northeast addition extends east to attach to the west façade of the barn. The barn may have originally been constructed as the carriage house which is visible on the 1903 Richards Atlas of Hanson as being to the north east of the main structure. The barn has a long, steep gable-end roof and is set half way up the hill so that its first floor is lower than that of the connector, but not as low as the stone façade of the original house. The gable-ends project out over the façade with wide flat wood eaves and decorative scrollwork has been installed in the peak of the gable-end roof. Bands of diamond and fish scale shingles decorate the rest of the pediment and may be recent additions to the building.¹ At the center of the gable-end is a tall arched divided light window. A single solid wood garage door is set into a large opening in the southeast corner of the first floor, and a double hung window is located to its left. The door is accessed by an asphalt paved ramp with a stone retaining wall topped by a long wood railing along its eastern edge. A parking space is located to the right of the ramp at the street. On the barn's east façade, a single window is located in the first floor façade with two more located in the basement level.

The unusual house sits close to the street with a grass lawn dotted with mature trees along the south property line. The lower level is covered by large evergreen bushes and planting beds. To the west of the house, dense vegetation lines the top of the stone retaining wall with planting beds along its lower edge. The east property line is also densely vegetated but is separated from the barn by a wide band of grass lawn.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The history of 256 W. Washington Street (formerly Willow Street) is closely connected to that of the house next door, the Charles Cushing House at 316 West Washington Street (HNS.23). The Charles Cushing House was located on the southeastern edge of a large agricultural parcel that extends to the northwest and is bisected by Brett's Brook. According to White's *History of Hanson*, the Cushing House was constructed in 1785 by Charles Cushing (1770-1843), who appears on the 1830 Smith Plan as the owner and resident of the house. Charles had married Abigail (Collamore) Cushing were married in Hanson in 1796 and had the only farmstead on the north side of Washington Street at that time. The house at 316 West Washington Street was later passed down to his son Nathaniel William Cushing (1812-1895), who retained the property as indicated on 1856 Walling Map and 1879 Walker Atlas. The house was associated with mill privilege that was located on the upper reaches of Poor Meadow Brook (now Brett's Brook) to the west of the house. This same stream was dammed in the nineteenth century to create the 19-acre Cushing Pond (no longer extant) where Nathaniel Cushing had a box factory located on the outlet of the pond to the northwest of the homes.² Although Nathaniel continued to be recognized

¹ An FY-14 entry in the Assessor's Database reclassifies the house from a Cape to an Antique, suggesting that modifications may have been made at that time.

² Dempsey/Driemeyer, "Charles Cushing House," MHC B Form HNS.23 (Apr 1996), <http://mhc-macris.net/Details.aspx?Mhclid=HNS.23> accessed 10/19/2018

INVENTORY FORM B CONTINUATION SHEET

HANSON

256

West Washington Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	HNS.263
--	---------

as a farmer through at least the 1880 U.S. Census, he is listed as a "box manufacturer" in the 1850 U.S. Census at which time he had real estate valued at \$3,500. His first wife, Sally Blake, daughter of Samuel Blake and Susannah Bates, died in 1838 and Nathaniel married Rachel C. Thomas (1823-1892), daughter of Ira Thomas and Betsey Cushing, in 1842. Nathaniel and Rachel had four children – Sally, Charles, Nathaniel Jr. and Frederick T.

According to White's History of Hanson, 256 West Washington Street was built around 1836 by Deacon George Stetson for Nathaniel W. Cushing. The date is based on a copy of the *Boston Chronicle* newspaper dated 1836 which was found in the walls of the building during the 1926 renovations of the house. Deacon George F. Stetson (1809-1859) was born in Hanson and died of a fever in neighboring Hanover. He is listed as a carpenter on both the 1850 federal census and in the Massachusetts death records. George married Chloe M. Bonney in 1830 and his son, George Jr., was born in Hanson in 1833.

This second house may have been built in anticipation of Nathaniel's marriage to Sally but it's Nathaniel's son, Nathaniel Cushing Jr., who is the first documented resident of the house. Nathaniel Sr. either remained in his father's house or moved back to it after Charles's death in 1843. Nathaniel Cushing Jr. (1847-1924), had married Mary Holmes in 1876 and is listed in the 1880 U.S. Census as having a one year old daughter, Maud. He apparently a "shop" on the opposite side of the road but is also listed in the 1880 U.S. Census as a "tacker," most likely at his brother's factory. The box factory had been taken over by Nathaniel's other son, Frederick Taylor Cushing (1850-1929) and became the F.T. Cushing Tack Factory. By the 1879 Walker Atlas, the two N.W. Cushings are shown as living in neighboring homes to the north of West Washington Street while Frederick T. Cushing is listed as living in a separate house to the west of these building.

In 1895, W.E. Damon was hired by the family to survey the Cushing land. Titled "Estate of Rachel C. Cushing,"³ the plan divided the family farm between the inheritors, with the current 256 Washington Street located on lot 20. The original homestead at 316 West Washington Street was transferred to eldest daughter Sally Cushing, while Nathaniel Junior and Frederick retained their 1879 homes. In 1896, Nathaniel sold his home to Charles and Emily S. Blount.⁴ Charles H. Blount (1840-1917) was born in Hanson and had married Emily A. Kierstead in Boston in 1865. A veteran of the Civil War, Blount returned to Hanson and is listed as a farmer in the 1900 U.S. Census. In 1906, Emily sold the property to Sarah H. Williams, who owned the property for only five years before selling it in 1911.⁵ The property changed hands several times that same year, ending up in the hands of Minola Brewster.⁶ In 1918, Minola sold the property to Eva Stowe Taylor Pearson of Brookline.⁷ Eva and her husband, Joseph Lavell Pearson (1880-1960), a grocery store manager, continued to live in Brookline after their purchase of the property, and may have used it as a summer home. Eva is not listed with the family on the 1920 U.S. Census but is listed in local directories in 1917, suggesting that she may have passed away around this time. In 1929, their daughters, Marion Pearson and Myrtle Shahbaz, transferred their interest in the property to Joseph, who continued to own the property until 1959. White's History notes that work was completed in 1926 by a Mr. Jennings, which would have happened during Joseph Pearson's ownership of the property, but no further information is available on the changes made. Jennings may have been Edward E. Jennings (1871-1932), a Hanson carpenter whose family would move to Whitman at the end of his life but was still in Hanson in the 1920s..

Joseph Pearson sold the property in 1959 to Matt Algott and Gretchen Johnson.⁸ The Johnsons owned the property until 1980, when they sold it to Lawrence and Helen Goldberg.⁹ The following year, the property was

³ Plymouth County Registry of Deeds, Plan Book 1, Page 172

⁴ Plymouth County Registry of Deeds, Book 719, Page 133

⁵ Plymouth County Registry of Deeds, Book 940 229

⁶ Plymouth County Registry of Deeds, Book 1154, page 534

⁷ Plymouth County Registry of Deeds, Book 1310, page 260

⁸ Plymouth County Registry of Deeds, Book 2706, page 238

⁹ Plymouth County Registry of Deeds, Book 4785, Page 69

INVENTORY FORM B CONTINUATION SHEET

HANSON

256

West Washington Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	HNS.263
--	---------

transferred to Davis Plumbing of Hingham, who sold it in 1981 to Judith Bell.¹⁰ In 1995, Judith Bell transferred the property to her daughter, Judith Anglin, who today owns the property with her husband, Francis Anglin.

BIBLIOGRAPHY and/or REFERENCES

Brown, Donna McCulloch. *Images of America: Hanson*. Charleston: Arcadia Publishing, 2003.

Commonwealth of Massachusetts State Census, 1855 and 1865. Located in Local History Room, Hanson Public Library and www.ancestry.com

Gurney, E.B.K., "History of Hanson," in D.H. Hurd, *History of Plymouth County, Massachusetts* (Philadelphia, 1884), p. 340-355. Available at www.archive.org/details/historyofplymout02hurd/page/340

Hanson Historical Commission. *History of Town of Hanson*. March 2, 1959. (Typescript) Project of Historical Commission and Board of Selectmen approved by vote of Town Meeting.
<https://archive.org/details/historyoftownofh00sn>

Massachusetts Birth, Marriage and Death Records. www.ancestry.com

Obituaries, Burial information, and Family Trees, www.findagrave.com

Richards, L.J. *New Topographic Atlas of Plymouth County and Cohasset Town*, 1903. Town of Hanson, Plate 16.
www.historicmapworks.com/Map/US/9831/Hanson+Town++Pembroke+Town/Plymouth+County+and+Cohasset+Town+1903/Massachusetts/

Smith, J. Plan of Hanson. 1830. <https://usgenwebhansonma.files.wordpress.com/2013/04/1830hansonmap.jpg>

Town of Hanson Assessor's database and property record cards, www.assessedvalues2.com/index.aspx?jurcode=123

Town of Hanson Assessor's Records on Persons and Property, 1941-1970. Located in Local History Room, Hanson Public Library.

U.S. Census information, www.ancestry.com

Walker, George H. *Atlas of Plymouth County, Mass.* 1879. Map of the Town of Hanson at www.historicmapworks.com/Map/US/8999/Hanson+Town/Plymouth+County+1879/Massachusetts/,

Walling, Henry Francis. *Map of town of Hanson, Plymouth County, Mass.* 1856. (New York, 1857).
www.digitalcommonwealth.org/search/commonwealth:1257bd15g

White, Joseph B. *White's History of Hanson, MA*. 1932. Annotated manuscript compiled between 1908-1932 and revised by Allan Clemons, 2014. Binder copy located in the Local History Room, Hanson Public Library.

¹⁰ Plymouth County Registry of Deeds, Book 5124 page 182

INVENTORY FORM B CONTINUATION SHEET

HANSON 256

West Washington Street

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	HNS.263
--	---------